218-220 Old Colony Avenue
Mixed-Use Project
South Boston, Massachusetts
APPLICATION FOR ARTICLE 80 SMALL PROJECT REVIEW
submitted to the
Boston Planning & Development Agency

by
218-220 Old Colony Ave LLC
September ___, 2019

Brian Golden, Director
Boston Planning & Development Agency
Boston City Hall, 9th Floor
Boston, MA 02201

Dear Director Golden:

It is my pleasure to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 218-220 Old Colony Avenue Mixed-Use Project in South Boston.

The proposed project consists of 32 new residential units, primarily market rate, with 5 affordable units being provided pursuant to the City’s Inclusionary Development Policy, as well as approximately 1,700 square feet of ground-floor commercial space. Thirty-three garage parking spaces will be provided.

The project site is located within an M-1 zoning district within the area of the South Boston Dorchester Avenue Planning Initiative. The applicant and owner-developer of the site is 218-220 Old Colony Ave LLC, and its principal, Sing Ming Chan of South Boston.

On behalf of the applicant and the development team, I wish to thank the BPDA for its guidance and assistance to date in this matter. We look forward to continuing our productive working relationship with BPDA staff as we move towards final approval of this project.

Very truly yours,

George Morancy, Esq.

218-220 Old Colony Avenue Mixed-Use Project
218-220 OLD COLONY AVENUE MIXED-USE PROJECT

~ South Boston ~

APPLICATION TO THE BOSTON PLANNING AND DEVELOPMENT AGENCY
Pursuant to Article 80E of the Boston Zoning Code

submitted by

218-220 Old Colony Ave LLC - Sing Ming Chan

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I. PROJECT SUMMARY

1.1 Project Team

**Owner and Applicant:**
218-220 Old Colony Ave LLC
64 G Street
South Boston, MA 02127
Sing Ming Chan, Member & Manager

**Legal Counsel:**
Adams & Morancy, P.C.
George Morancy, Esq.
350 West Broadway
South Boston, MA 02127
Tel: 617-269-5800
Email: gmorancy@admorlaw.com

**Architecture:**
Choo & Co., Inc.
One Billings Road
Quincy, MA 02171
Tel.: 617-786-7727
Email: arthur@choo-design.com

**Surveying:**
Boston Survey, Inc.
George Collins, P.L.S.
Unit C-4, Shipway Place
Charlestown, MA 02129
Tel: 617-242-1313
Email: gcollins@bostonsurveyinc.com

1.2 Project Summary

The proposed project consists of a new five-story mixed-use building containing 32-unit residential units and approximately 1,700 square feet of ground-floor commercial space at 218-220 Old Colony Avenue in South Boston, at the corner of Gustin Street, a dead-end public way being privatized and tabled as part of the scope of this project and the completed 232 Old Colony Avenue mixed-use project. The lot size is approximately 11,620 square feet and is currently occupied by a single-story commercial concrete-block building occupying approximately half the site. The proposed development would take advantage of the site’s location a bonus height and density area of the South Boston Dorchester Avenue Planning Initiative to achieve a 60-foot tall
building, providing 32 new units of rental housing, with a higher affordable component consistent with the planning initiative’s requirements.

1.3 Community Benefits

The proposed project will offer many public benefits to the surrounding neighborhood and to the City of Boston, including:

• the creation of 32 new dwelling units in an attractive low-rise building, including 5 affordable units in accordance with the City of Boston’s Inclusionary Development Policy;

• generation of tens of thousands of dollars in revenue annually to the City of Boston once the project is completed in the form of new real property tax payments; and

• the expected creation of approximately 50 construction industry jobs to complete the proposed project;

II. DETAILED PROJECT INFORMATION

2.1 Project Description

The project site consists of approximately 11,620 square feet, comprised of one parcel of land in South Boston situated at 218-220 Old Colony Avenue, also known as 15 Gustin Street. The site fronts westerly on Old Colony Avenue, abuts Gustin Street to the south, the Boston Housing Authority’s West Ninth Street development to the east, and a developed commercial parcel at 212 Old Colony Avenue to the north. The proposed new building will consist of 32 new residential apartment units, 27 being market rate, with 5 affordable units in accordance with the City’s Inclusionary Development Policy, with the higher percentage required by the bonus height and density terms of the Dorchester Avenue planning study. There will be an approximately 1,700 square foot commercial unit on the ground floor. Thirty-three garage parking spaces are planned for the building’s two-level garage, which will include six mechanical lifts providing 12 parking spaces.

2.2 Project Financing and Developer Pro Forma

The applicant has completed several residential projects in Boston over the past two and a half years, has an established and solid working relationship with local lenders, and intend to finance the project using traditional institutional financing.

Total Development Cost (soft/hard costs): $14,000,000
Construction Cost (hard cost): $14,400,000

Number of Construction Jobs: 50
Estimated Constructions Start: Second Quarter 2020
Estimated Construction Completed: Third Quarter 2021

2.3 Traffic, Parking, and Access

The building’s garage will be accessed from Gustin Street via Old Colony avenue and will accommodate parking for thirty-three motor vehicles. The site is also located approximately four-tenths of a mile from the Andrew Square Red Line rapid transit station, which also provides bus access to routes 5, 10, 16, 17, 18, 171 and CT3, and is a two-minute walk from bus stops serving the 5, 10 and 11 bus routes.

2.4 Anticipated Permits and Approvals

<table>
<thead>
<tr>
<th>Agency Name</th>
<th>Permit or Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boston Planning &amp; Development Agency</td>
<td>• Article 80 Small Project Review&lt;br&gt;• Design Review Approval&lt;br&gt;• Affordable Housing Agreement</td>
</tr>
<tr>
<td>Boston Water and Sewer Commission</td>
<td>• Local Water &amp; Sewer Tie-in and Site Plan Approval</td>
</tr>
<tr>
<td>Boston Inspectional Services Department</td>
<td>• Zoning Board of Appeal Approval&lt;br&gt;• Demolition Permit&lt;br&gt;• Building Permit&lt;br&gt;• Certificate of Occupancy</td>
</tr>
<tr>
<td>Public Improvement Commission</td>
<td>• Pedestrian Easement&lt;br&gt;• Specific Repairs Plan</td>
</tr>
</tbody>
</table>
### III. BOSTON ZONING CODE DATA

**Zoning District:** M-1 Restricted Manufacturing

<table>
<thead>
<tr>
<th>Dimensional Element</th>
<th>M-1 Zoning (H-1)&lt;sup&gt;1&lt;/sup&gt;</th>
<th>Proposed Project&lt;sup&gt;1&lt;/sup&gt;</th>
<th>Expected Zoning Relief Required?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>5,000 sf</td>
<td>11,523 sf</td>
<td>No</td>
</tr>
<tr>
<td>Minimum Lot Size (Add’l Dwelling Units)</td>
<td>1,000</td>
<td>11,523 sf total</td>
<td>Yes</td>
</tr>
<tr>
<td>Max. Floor Area Ratio</td>
<td>1.0</td>
<td>4.0</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>35’, 2 ½ Stories</td>
<td>60’ 5 Stories</td>
<td>Yes</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>50’</td>
<td>62’</td>
<td>No</td>
</tr>
<tr>
<td>Minimum Lot Frontage</td>
<td>50’</td>
<td>62’</td>
<td>No</td>
</tr>
<tr>
<td>Minimum Front Yard Setback</td>
<td>20’ or modal</td>
<td>5’</td>
<td>Yes</td>
</tr>
<tr>
<td>Minimum Side Yard</td>
<td>16’</td>
<td>5’, 0’</td>
<td>Yes</td>
</tr>
<tr>
<td>Minimum Rear Yard</td>
<td>30’</td>
<td>0’</td>
<td>Yes</td>
</tr>
<tr>
<td>Minimum Usable Open Space</td>
<td>400 SF/D.U.</td>
<td>0</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<sup>1</sup> See Section 13-4. Dwellings in Nonresidential Districts. Any dwelling in an L, B, M, I, MER or W district shall conform to the lot area, lot width, usable open space, and yard requirements for the nearest S, R or H district, or in the case of any dwelling in a B-8 or B-10 district, to the lot area, lot width, usable open space and yard requirements for the least restricted residence district; provided however, that if the nearest S, R, or H district, or the least restricted residence district does not specify a minimum lot width, any such dwelling shall have a minimum street frontage of not less than 50 feet.
Off-Street Parking & Loading Requirements

Parking
27 market-rate 2BR units: 24 parking spaces required
5 2BR IDP units: 3 parking spaces required

Total parking spaces required: 27
Total spaces provided: 33

Loading
15,000 to 50,000 square feet: 1 loading bay required

1 loading bay to be provided.

PLAN: South Boston Dorchester Avenue - Applicability

The project site is within the area of the South Boston Dorchester Avenue Planning Initiative and is located in the Plan’s 60-foot Density Bonus Height zone, and in Use Zone 1. In conformance with Plan requirements, the proponent has committed to, and will be required to provide, a 17% affordable housing contribution in the form of five IDP units. Additional community benefits will be required and provided to complete the project’s requirement to provide other benefits comprising 40% of the density bonus value under the Plan.
218 Old Colony Avenue

Parcel ID: 0700423000
Address: 15 GUSTIN ST
Zipcode: 02127
Owner: LISA REALTY TRUST II
Land Use: C
Lot Size: 11,523.00 sq ft
Living Area: 4,080.00 sq ft
Total Value: $745,500.00
Land Value: $373,900.00
Building Value: $371,600.00
Gross Tax: $18,637.50

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The City of Boston makes no claims, no representations, and no warranties, expressed or implied, concerning the validity (expressed or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. The use of this data, in any such manner, shall not supersede any federal, state or local laws or regulations.
232 OLD COLONY AVENUE MIXED-USE PROJECT

SITE OF APPROVED 200 OLD COLONY AVENUE MIXED-USE PROJECT

RENDERING OF 200 OLD COLONY AVENUE MIXED-USE PROJECT UPON COMPLETION
PING MANDAWE  
CHOO & COMPANY INC.  
ONE BILLINGS ROAD  
QUINCY, MA 02171  

Location: 218-220 OLD COLONY AV  SOUTH BOSTON MA 02127  
Ward: 07  
Zoning District: South Boston  
Zoning Subdistrict: M-1  
Appl. #: ERT986085  
Date Filed: August 07, 2019  
Purpose: Erect a new mixed use building with 1 commercial space and 32 dwelling units with parking below as per plans. Existing Building at 15 Gustin St to be razed under separate permit.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<table>
<thead>
<tr>
<th>Violation</th>
<th>Violation Description</th>
<th>Violation Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Article 13, Section 1 **</td>
<td>Add'l Lot Area Insufficient</td>
<td></td>
</tr>
<tr>
<td>Article 13, Section 1 **</td>
<td>Floor Area Ratio Excessive</td>
<td></td>
</tr>
<tr>
<td>Article 13, Section 1 ***</td>
<td>Bldg Height Excessive (Feet)</td>
<td></td>
</tr>
<tr>
<td>Article 13, Section 1 ** **</td>
<td>Usable Open Space Insufficient</td>
<td></td>
</tr>
<tr>
<td>Article 13, Section 1 ***</td>
<td>Front Yard Insufficient</td>
<td></td>
</tr>
<tr>
<td>Article 13, Section 1 ***</td>
<td>Side Yard Insufficient</td>
<td></td>
</tr>
<tr>
<td>Article 13, Section 1 ****</td>
<td>Rear Yard Insufficient</td>
<td></td>
</tr>
<tr>
<td>Article 13, Section 1 ****</td>
<td>Bldg Height Excessive (Stories)</td>
<td></td>
</tr>
<tr>
<td>Article 23, Section 1</td>
<td>Off-Street Parking Req</td>
<td>Insufficient Off-Street Parking</td>
</tr>
<tr>
<td>Article 23, Section 9</td>
<td>Parking Design</td>
<td>Inappropriate Maneuvering Area</td>
</tr>
<tr>
<td>Article 8 Section 7</td>
<td>Use Regulations</td>
<td>Multi-Family Dwelling Use : Conditional</td>
</tr>
</tbody>
</table>
Location: 218-220 OLD COLONY AV   SOUTH BOSTON MA 02127
Ward: 07
Zoning District: South Boston
Zoning Subdistrict: M-1
Appl. #: ERT986085
Date Filed: August 07, 2019
Purpose: Erect a new mixed use building with 1 commercial space and 32 dwelling units with parking below as per plans. Existing Building at 15 Gustin St to be razed under separate permit.

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

Lisa Hoang
(617)961-3359
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.
EXHIBIT 6

USE AND BONUS HEIGHT/DENSITY MAPS FROM PLAN: DORCHESTER AVENUE

USE ZONES

- Use Zone 1A & 1B: Mixed Use + 21st-century Industrial
- Use Zone 2: Residential + 1st Floor Retail
- Use Zone 3: Residential + select 1st Floor Retail
- Use Zone 4: Residential, existing H2-40

DENSITY HEIGHT BONUS ZONES

LOCUS
NOTE: Curbing to be removed upon tabling.

EXHIBIT 8
PROPOSED MIXED-USE DEVELOPMENT
218-220 OLD COLONY AVENUE
SOUTH BOSTON, MA, 02127
PROPOSED MIXED-USE DEVELOPMENT
218-220 OLD COLONY AVENUE
SOUTH BOSTON, MA, 02127
Accessibility Checklist
(to be added to the BRA Development Review Guidelines)

In 2009, a nine-member Advisory Board was appointed to the Commission for Persons with
Disabilities in an effort to reduce architectural, procedural, attitudinal, and communication barriers
affecting persons with disabilities in the City of Boston. These efforts were instituted to work toward
creating universal access in the built environment.

In line with these priorities, the Accessibility Checklist aims to support the inclusion of people with
disabilities. In order to complete the Checklist, you must provide specific detail, including
descriptions, diagrams and data, of the universal access elements that will ensure all individuals
have an equal experience that includes full participation in the built environment throughout the
proposed buildings and open space.

In conformance with this directive, all development projects subject to Boston Zoning Article 80
Small and Large Project Review, including all Institutional Master Plan modifications and updates,
are to complete the following checklist and provide any necessary responses regarding the following:

• improvements for pedestrian and vehicular circulation and access;
• encourage new buildings and public spaces to be designed to enhance and preserve Boston's
  system of parks, squares, walkways, and active shopping streets;
• ensure that persons with disabilities have full access to buildings open to the public;
• afford such persons the educational, employment, and recreational opportunities available to
  all citizens; and
• preserve and increase the supply of living space accessible to persons with disabilities.

We would like to thank you in advance for your time and effort in advancing best practices and
progressive approaches to expand accessibility throughout Boston's built environment.

Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design

2. Massachusetts Architectural Access Board 521 CMR

3. Boston Complete Street Guidelines

4. City of Boston Mayors Commission for Persons with Disabilities Advisory Board

5. City of Boston – Public Works Sidewalk Reconstruction Policy

6. Massachusetts Office On Disability Accessible Parking Requirements
   a. www.mass.gov/anf/docs/mod/hp-parking-regulations-mod.doc

7. MBTA Fixed Route Accessible Transit Stations
   a. http://www.mbta.com/about_the_mbta/accessibility/
### Project Information

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>218-220 Old Colony Avenue Mixed-Use Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Address Primary:</td>
<td>218-220 Old Colony Avenue, South Boston, MA</td>
</tr>
<tr>
<td>Project Address Additional:</td>
<td></td>
</tr>
<tr>
<td>Project Contact (name / Title / Company / email / phone):</td>
<td>218-220 Old Colony Ave LLC, Sing Ming Chan, Mgr/Owner <a href="mailto:singmchan@gmail.com">singmchan@gmail.com</a></td>
</tr>
</tbody>
</table>

### Team Description

<table>
<thead>
<tr>
<th>Owner / Developer:</th>
<th>218-220 Old Colony Ave LLC, Sing Ming Chan, Mgr/Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architect:</td>
<td>Choo &amp; Associates</td>
</tr>
<tr>
<td>Engineer (building systems):</td>
<td>n/a</td>
</tr>
<tr>
<td>Sustainability / LEED:</td>
<td>n/a</td>
</tr>
<tr>
<td>Permitting:</td>
<td>Adams &amp; Morancy, P.C.</td>
</tr>
<tr>
<td>Construction Management:</td>
<td>undetermined</td>
</tr>
</tbody>
</table>

### Project Permitting and Phase

At what phase is the project – at time of this questionnaire?

<table>
<thead>
<tr>
<th>PNF / Expanded PNF Submitted</th>
<th>Draft / Final Project Impact Report Submitted</th>
<th>BRA Board Approved</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BRA Design Approved</td>
<td>Under Construction</td>
<td>Construction just completed:</td>
</tr>
</tbody>
</table>
Building Classification and Description

What are the principal Building Uses - select all appropriate uses?

<table>
<thead>
<tr>
<th>Building Use</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential – One to Three Unit</td>
<td>☑ Residential - Multi-unit, Four +</td>
</tr>
<tr>
<td>Commercial</td>
<td>Office</td>
</tr>
<tr>
<td>Laboratory / Medical</td>
<td>Manufacturing / Industrial</td>
</tr>
<tr>
<td>Institutional</td>
<td>Retail</td>
</tr>
<tr>
<td>Education</td>
<td>Assembly</td>
</tr>
<tr>
<td></td>
<td>Mercantile</td>
</tr>
<tr>
<td></td>
<td>Storage, Utility and Other</td>
</tr>
</tbody>
</table>

First Floor Uses (List)

Residential, Amenity Space, Accessory Retail Space

What is the Construction Type – select most appropriate type?

<table>
<thead>
<tr>
<th>Construction Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Wood Frame</td>
<td>Masonry</td>
</tr>
<tr>
<td></td>
<td>☑ Steel Frame</td>
</tr>
<tr>
<td></td>
<td>Concrete</td>
</tr>
</tbody>
</table>

Describe the building?

<table>
<thead>
<tr>
<th>Site Area:</th>
<th>Building Area:</th>
</tr>
</thead>
<tbody>
<tr>
<td>11,447 SF</td>
<td>Approx.45,948 GSF +/-</td>
</tr>
</tbody>
</table>

Building Height: 60’

Number of Stories: 5

First Floor Elevation: Varying, 16.44’-18.09’ +/- across the site.

Final Elevation to be determined during Construction Drawing phase

Are there below grade spaces:

Yes / No

Assessment of Existing Infrastructure for Accessibility:

This section explores the proximity to accessible transit lines and proximate institutions such as, but not limited to hospitals, elderly and disabled housing, and general neighborhood information. The proponent should identify how the area surrounding the development is accessible for people with mobility impairments and should analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.
Provide a description of the development neighborhood and identifying characteristics.

List the surrounding ADA compliant MBTA transit lines and the proximity to the development site: Commuter rail, subway, bus, etc.

List the surrounding institutions: hospitals, public housing and elderly and disabled housing developments, educational facilities, etc.

Is the proposed development on a priority accessible route to a key public use facility? List the surrounding: government buildings, libraries, community centers and recreational facilities and other related facilities.

Surrounding Site Conditions – Existing:

This section identifies the current condition of the sidewalks and pedestrian ramps around the development site.

Are there sidewalks and pedestrian ramps existing at the development site?

If yes above, list the existing sidewalk and pedestrian ramp materials and physical condition at the development site.

The Project Site is located within a Restricted Manufacturing (M-1) zoning district. The surrounding neighborhood is a mix of commercial/retail, residential, and office uses. More significant, the site is within the area of the South Boston Dorchester Avenue Planning Initiative.

Andrew MBTA Station - 0.4 mile away
- Red Line Subway
- Bus Routes 5, 9, 10, 16, 17, 18, 171, CT3

Affordable/Public Housing: West Ninth Street Senior Housing

School: Excel High School

Public Library: Boston Public Library, South Boston Branch

Community Centers: South Boston Boys & Girls Club

Police: Boston Police District C-6 South Boston

Hospital: South Boston Community Health Center

Site is located 0.4 mile from Andrew Station that links the site to major Boston public facilities.

Yes, an existing sidewalk abuts the project site to the west and east. The existing sidewalk includes pedestrian ramps.

The existing sidewalk material is concrete with granite curbing. The physical condition of the existing concrete sidewalk and pedestrian ramps is good.
Are the sidewalks and pedestrian ramps existing-to-remain? **If yes,** have the sidewalks and pedestrian ramps been verified as compliant? **If yes,** please provide surveyors report.

Yes, with modifications for new driveway entrances into the property. No, the existing sidewalks and pedestrian ramps have not been verified as being in compliance at this time but will be verified during the project design.

Is the development site within a historic district? **If yes,** please identify.

No.

**Surrounding Site Conditions – Proposed**

This section identifies the proposed condition of the walkways and pedestrian ramps in and around the development site. The width of the sidewalk contributes to the degree of comfort and enjoyment of walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Typically, a five-foot wide Pedestrian Zone supports two people walking side by side or two wheelchairs passing each other. An eight-foot wide Pedestrian Zone allows two pairs of people to comfortable pass each other, and a ten foot or wider Pedestrian Zone can support high volumes of pedestrians.

Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? See: www.bostoncompletestreets.org

**If yes above**, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, Boulevard.

Yes (pending confirmation of existing cross slopes and clearances).

**Neighborhood Connector.**

What is the total width of the proposed sidewalk? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone.

The sidewalk along Old Colony Avenue is approximately 9.75 feet (including the curb) depending on the location in the project. All other items are not applicable.

List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?

The paving material for the sidewalk will be poured in place concrete.
If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the City of Boston Public Improvement Commission?

NA

Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way?

No

If yes above, what are the proposed dimensions of the sidewalk café or furnishings and what will the right-of-way clearance be?

Proposed Accessible Parking:

See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability Handicap Parking Regulations.

What is the total number of parking spaces provided at the development site parking lot or garage?

33 spaces

What is the total number of accessible spaces provided at the development site?

2 spaces

Will any on street accessible parking spaces be required? If yes, has the proponent contacted the Commission for Persons with Disabilities and City of Boston Transportation Department regarding this need?

No

Where is accessible visitor parking located?

In the enclosed garage.

Has a drop-off area been identified? If yes, will it be accessible?

Yes, on the Gustin Street side of the building. Gustin Street is being privatized and will be tabled and fully accessible.

Include a diagram of the accessible
routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations. Please include route distances.

### Circulation and Accessible Routes:

The primary objective in designing smooth and continuous paths of travel is to accommodate persons of all abilities that allow for universal access to entryways, common spaces and the visit-ability* of neighbors.

*Visit-ability – Neighbors ability to access and visit with neighbors without architectural barrier limitations*

<table>
<thead>
<tr>
<th>Provide a diagram of the accessible route connections through the site.</th>
<th>The accessible route is along the Old Colony Ave. sidewalk. All entryways to the building will be accessible. See floor plans.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Describe accessibility at each entryway: Flush Condition, Stairs, Ramp Elevator.</td>
<td>Flush Condition at most if not all entryway locations. Ramps to be added where/if needed. This will enable access and promote &quot;Visit-ability&quot;. The apartment building is serviced by an elevator and flush condition at the entryway. All common areas are accessible and all units will have good “Visit-ability”.</td>
</tr>
<tr>
<td>Are the accessible entrance and the standard entrance integrated?</td>
<td>Yes</td>
</tr>
<tr>
<td>If no above, what is the reason?</td>
<td></td>
</tr>
<tr>
<td>Will there be a roof deck or outdoor courtyard space? If yes, include diagram of the accessible route.</td>
<td>Yes, there is a proposed common roof deck. Deck shall have two means of egress and elevator access. All egress’ from roof deck shall have flush conditions.</td>
</tr>
<tr>
<td>Has an accessible routes way-finding and signage package been developed? If yes, please describe.</td>
<td>Not yet but all future way finding signage will be developed to meet Building Code and Accessibility Board Requirements</td>
</tr>
</tbody>
</table>

### Accessible Units: (If applicable)

In order to facilitate access to housing opportunities this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing choice.

| What is the total number of proposed units for the development? | 32 dwelling units. |
## ACCESSIBILITY CHECKLIST

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>How many units are for sale; how many are for rent? What is the market value vs. affordable breakdown?</td>
<td>All will be rental units.</td>
</tr>
<tr>
<td>How many accessible units are being proposed?</td>
<td>As prescribed by 521 CMR AAB 5% (2 Units) will be Group 2A Units. All Remaining Units will be Group 1 dwelling units.</td>
</tr>
<tr>
<td>Please provide plan and diagram of the accessible units.</td>
<td>See attached.</td>
</tr>
<tr>
<td>How many accessible units will also be affordable? If none, please describe reason.</td>
<td>1</td>
</tr>
<tr>
<td>Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs at entry or step to balcony. If yes, please provide reason.</td>
<td>No</td>
</tr>
<tr>
<td>Has the proponent reviewed or presented the proposed plan to the City of Boston Mayor's Commission for Persons with Disabilities Advisory Board?</td>
<td>No,</td>
</tr>
<tr>
<td>Did the Advisory Board vote to support this project? If no, what recommendations did the Advisory Board give to make this project more accessible?</td>
<td>NA</td>
</tr>
</tbody>
</table>

Thank you for completing the Accessibility Checklist!

For questions or comments about this checklist or accessibility practices, please contact:

kathryn.quigley@boston.gov | Mayors Commission for Persons with Disabilities